077.0	0002	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	867,100 / 867,100
					USE VALUE:	867,100 / 867,100
					ASSESSED:	867,100 / 867,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		PARKER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RISSER BRETT
Owner 2:	SAMMON THERESA
Owner 3:	
Street 1:	10 PARKER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WALIA ADORNA O/ ESTATE -
Owner 2:	-
Street 1:	10 PARKER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .248 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 2108 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10783.000	346,700		520,400	867,100
Total Card	0.248	346,700		520,400	867,100
Total Parcel	0.248	346,700		520,400	867,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.26 /Parcel: 411.26

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48772

GIS Ref

GIS Ref

Insp Date 06/19/09

!6407!

PREVIOUS ASSESSMENT

Parcel ID 077.0-0002-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	346,700	0	10,783.	520,400	867,100		Year end	12/23/2021
2021	101	FV	334,800	0	10,783.	520,400	855,200		Year End Roll	12/10/2020
2020	101	FV	432,800	0	10,783.	520,400	953,200	953,200	Year End Roll	12/18/2019
2019	101	FV	330,700	0	10,783.	520,400	851,100	851,100	Year End Roll	1/3/2019
2018	101	FV	330,700	0	10,783.	446,100	776,800	776,800	Year End Roll	12/20/2017
2017	101	FV	330,700	0	10,783.	416,400	747,100	747,100	Year End Roll	1/3/2017
2016	101	FV	330,700	0	10,783.	356,900	687,600	687,600	Year End	1/4/2016
2015	101	FV	329,200	1081100	10,783.	319,700	1,730,000	1,730,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:51:50

LAST REV

Date	Time
10/04/21	10:41:09
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6407

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALIA ADORNA O/	77084-243	1	2/26/2021	Estate/Div	900,000	No	No		
PIANDES ELIZABE	30628-159		9/3/1999		382,000	No	No		Adorna O Walia dod 12/8/2020
	11515-616		5/24/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2021	763	Addition	650,000	O				
4/16/2021	499	Foundati						
10/19/2015	1588	Solar Pa	13,112					
3/4/2015	209	Solar Pa	9,000					Install solar pane
3/4/2015	1209	Solar Pa	3,000					
8/6/2013	1179	Shed	3,250	O				
4/25/2005	292	Manual	6,200					cover existing dec

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2021	SQ Mailed	MM	Mary M
5/21/2015	Permit Insp	PC	PHIL C
5/5/2014	External Ins	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
6/19/2009	Measured	189	PATRIOT
6/19/2000	MLS		
11/8/1999	Mailer Sent		
10/14/1999	Measured	256	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	48772
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10783		Sq. Ft.	Site		0	70.	0.69	4									520,441						520,400	

Total AC/HA:	0.24754	Total SF/SM:	10783	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	520,441	Spl Credit		Total:	520,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.28405797
Const Adj.:	1.00289965
Adj $ / SQ:	128.778
Other Features:	111740
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	502500
Depreciation:	155775
Depreciated Total:	346725

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

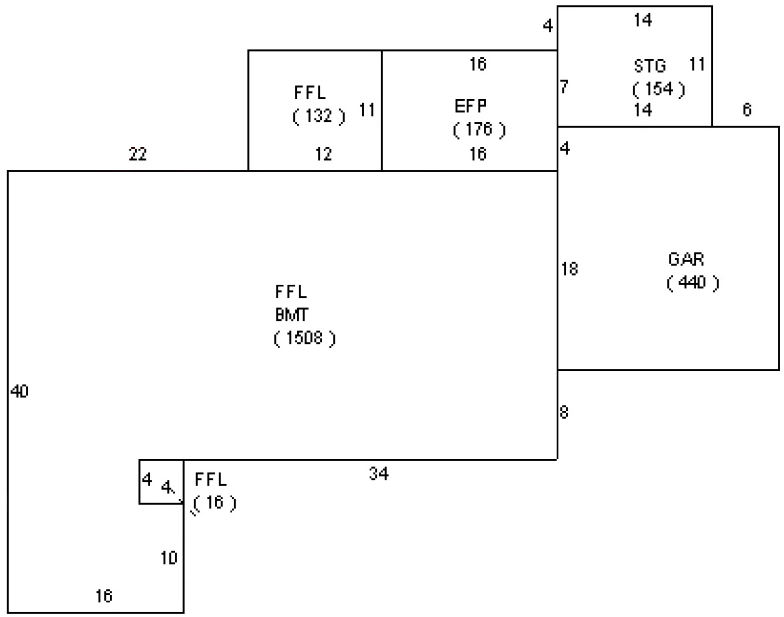
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	155.82
Special Features:	0	Val/Su Net:	88.13
Final Total:	346700	Val/Su SzAd	209.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,656	128.780	213,257
BMT	Basement	1,508	48.080	72,504
GAR	Garage	440	20.740	9,126
EFP	Enclos Porch	176	42.820	7,536
STG	Storage	154	7.320	1,127

Net Sketched Area:	3,934	Total:	303,550

Size Ad	1656	Gross Area	3934	FinArea	2108

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 077.0-0002-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X16	A	AV	2004	0.00	T	12	101						
2	Frame Shed	D	Y	1	12x16	A	AV	2013	0.00	T	4.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	